



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR, MNR, MNDC, MNSD, FF, O

Introduction

The landlord applies for an order of possession pursuant to a ten day Notice to End Tenancy for unpaid rent and for a monetary award for rent and damages flowing from non-payment of rent. Neither tenant attended for the hearing though duly served by registered mail sent to the dispute address while they were residing there. The registered mail went unclaimed by them.

The tenants vacated the premises in the last few days and so the landlord no longer seeks an order of possession.

On his undisputed evidence I grant the landlord a monetary award of \$1500.00 for unpaid August rent, \$300.00 for moving fees as claimed, \$300.00 for mortgage/strata fees as claimed, plus the \$50.00 filing fee.

I find that the \$750.00 security deposit the landlord holds is the deposit belonging to the tenant prior to the respondent tenants in this application.

There will be a monetary order against the tenants jointly and severally in the amount of \$2150.00.

This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under Section 9.1(1) of the *Residential Tenancy Act*.

Dated: August 29, 2013

Residential Tenancy Branch

